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Parcel "B" on Lucas Map.

REF. 2

THIS DEED

MADE this 7th day of October, in the year Nineteen Hundred and Seventy (1970) between RUSSELL D. RICHARDS and WINIFRED P. RICHARDS, his wife, of the Township of Scott, County of Lackawanna and State of Pennsylvania, parties of the first part, hereinafter called GRANTORS

- and -

LLOYD WALKER and DONNA M. WALKER, his wife, of the Township of South Abington, County of Lackawanna, State of Pennsylvania, parties of the second part, hereinafter called GRANTEEES

WITNESSETH: That in consideration of One (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees. their heirs and assigns,

ALL that certain piece or parcel of land situate, lying and being in the Township of South Abington, County of Lackawanna and State of Pennsylvania, more fully described as follows: BEGINNING at an iron pin corner in lands of Russell D. Richards et ux., grantors herein, on the westerly edge of a sixteen (16) foot driveway leading from Layton Road to a business building located on other lands of grantors herein; said driveway is delineated in red on map prepared by Paul A. Lucas, Registered Engineer and Surveyor dated May 29, 1965, with additions dated November 1, 1969 and intended to be recorded simultaneously herewith; said beginning point being also located North thirty degrees twenty minutes West (N 30° 20' W) sixty-six (66) feet from the northeasterly corner of a parcel of land conveyed or about to be conveyed by grantors herein to Russell D. Richards, Jr., et ux., said parcel being designated as Parcel "A" on the aforementioned map of Paul A. Lucas and

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being on a line of the easterly line of said Parcel "A" extended; said beginning point being also North thirty degrees twenty minutes West (N 30° 20' W) three hundred thirty-seven and three-tenths (337.3) feet from the center of State Highway Legislative Route #35019, known as Layton Road, leading from Chinchilla to Justus Corners, marking and being also the south-easterly corner of lands conveyed or about to be conveyed by grantors herein to said Russell D. Richards, Jr., et ux., thence along the westerly edge of aforementioned access driveway, South fifty-nine degrees forty minutes West (S 59° 40' W) one hundred twenty-five (125) feet to an iron pin; thence over and across other lands of grantors herein North thirty degrees twenty minutes West (N 30° 20' W) ninety (90) feet to an iron pin corner; thence over and across other lands of grantors herein North fifty-nine degrees forty minutes East (N 59° 40' E) one hundred twenty-five (125) feet to an iron pin; thence over and across other lands of grantors herein, South thirty degrees twenty minutes East (S 30° 20' E) ninety (90) feet to the place of beginning.

CONTAINING 11,250 square feet of land, more or less and known as Parcel "B" as shown on a map of a portion of lands of Russell

Easement
~~D. Richards~~ as surveyed by Paul A. Lucas, Registered Engineer dated May 29, 1965, with additions dated November 1, 1969.

TOGETHER with an easement unto grantees, their heirs, devisees, successors and assigns, for ingress and egress to and from the premises herein described, to Layton Road, over and upon the sixteen (16) foot driveway as delineated in red and described on aforementioned map of Paul A. Lucas, Registered Engineer and Surveyor. Said easement on sixteen (16) foot driveway to extend no further across lands of grantors than to the south-easterly corner of lands above described as conveyed to grantees;

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said easement area being delineated and defined in red on the
aforementioned map of Paul A. Lucas, Registered Engineer and
Surveyor and as now laid out and exists. Said easement is not
to be construed to be exclusive, but in common with grantors,
their heirs and assigns and such grantees and licensees as
grantors may so designate, without limitation or restriction.
TOGETHER with an easement unto grantees, their heirs, grantees,
devisees and assigns to use of a well and pump house situate
on lands of grantors, being approximately one hundred (100)
feet in front of lands herein conveyed to grantees. Said well
and pump house are noted and described on map of Paul A. Lucas,
Registered Engineer hereinbefore referred to. Grantees, their
heirs, devisees, successors and assigns shall have the right to
the use of said well and pump house for supplying water to the
home now situate ^{or later situate} on lands of grantees for normal household use.
Said easement as to use of the well by grantees shall be in
common with grantors, their heirs, devisees and assigns and
such other persons as may be granted similar rights by grantors
herein. Grantees, their heirs, devisees and assigns, in exercise
of said easement as herein granted for the use of the well and
pump house, in order to supply water to their home, shall have
the right and privilege to lay and extend pipes from their lands
across lands of grantors to well site. Said pipe shall, at all
times, be located underground and shall not, in any way, inter-
fere with grantors in the use and enjoyment of their lands.
Said grantees, their heirs, devisees and assigns, shall share
the cost of maintenance and repair, including replacement of any
or all parts of said well and pump house, etc. in common with
the grantors and others having equal privileges to said well
as are hereby granted to the grantees.

TOGETHER with an easement, right and privilege unto grantees, their heirs, devisees, grantees and assigns over, on, under and upon lands of grantors as described in Parcel "A" of the aforementioned map of Paul A. Lucas, Registered Engineer, including also that portion of land of grantors immediately to the rear of said Parcel "A" being described as Parcel "C" on the aforementioned map. Said Parcel "C" being approximately one hundred twenty (120) feet in width and sixty-six (66) feet in length and is bounded on the North by Parcel "B" and on the South by Parcel "A". Said easement, right and privilege is granted for the following uses and purposes: To install, erect, locate, renew, repair and maintain on the above described lands of grantors, sewer lines and pipes, water lines and pipes, gas lines and pipes, telephone wires and lines, electric wires and lines, television cables and wires and other utilities which grantees herein and their heirs, devisees and assigns deem necessary or useful for the enjoyment of their land herein conveyed to them by grantors, and to serve such home that may now or hereafter be erected by grantees, their heirs, devisees and assigns, together with the right to install, erect, construct poles and structures to support said utilities herein described. Grantees, their heirs, devisees, grantees and assigns and their respective agents and employees shall have the right of ingress, egress and regress over the lands of grantors herein described in order to erect, construct, repair and renew such wires, pipes, cables and poles as are necessary in the exercise of the easement herein granted to them.

Said easement herein granted to grantees, their heirs, devisees, grantees and assigns shall be utilized by them so as not to interfere in any way with the otherwise peaceful and useful enjoyment by the grantors of their lands and in that regard such pipes, wires, poles and structures as are necessary

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by grantees in the exercise of their rights under the easements shall be located so as not to interfere with any building, structures or homes located on lands of grantors or their subsequent grantees, heirs, devisees and assigns.

Said easement as herein granted by grantors is confined solely and exclusively to lands of grantors as hereinbefore described as being Parcels "A" and "C" on aforementioned map of Paul A. Lucas, Registered Engineer dated May 29, 1963, with additions dated November 1, 1969. Parcel "C" being bounded on the one side by Parcel "B", on the other side by Parcel "A", on the ~~other~~ side by a sixteen foot driveway and on the other side by the easterly line of Parcel "A" extended.

SUBJECT to the same exceptions, conditions, restrictions, reservations, and covenants as are contained in prior deeds forming the chain of title.

AND the said grantors do hereby warrant GENERALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Thomas J. Jones

Russell D. Richards SEAL
Walter P. Richards SEAL